



**Harker Heights  
Planning and Zoning  
Commission Meeting**

**Wednesday**

**6:30 P.M.**

**September 28, 2016**



## PLANNING & ZONING WORKSHOP MEETING AGENDA

Notice is hereby given that, beginning at **5:30 p.m.** on **September 28, 2016**, and continuing from day to day thereafter if necessary the Planning & Zoning Commission (P&Z) of the City of Harker Heights, Texas, will hold a Meeting and Workshop in the Kitty Young Council Chamber of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following agenda:

- I. Convene workshop and establish a quorum.
- II. Announce a Closed Executive meeting for the P&Z members for the following purposes:
  - a. Pursuant to Government Code 551.071, to seek the advice of an attorney regarding matter in which the attorney's duty to the P&Z under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, to-wit: proposed concept plan for Oakridge Terrace Section Four.
- III. Reconvene and workshop the following:
  - a. Receive and discuss a presentation regarding a possible overlay district for Veterans Memorial Blvd
- IV. Adjournment

**I certify that** At 10:00 a.m. on September 23, 2016, an original copy of this notice was posted at the Harker Heights Municipal Building.

**Ty Hendrick**  
**Planning Administrative Assistant – City of Harker Heights**

*Assistive listening devices are available upon request for those with hearing impairments. Please contact City Secretary 48 hours prior to meeting.*

*Pursuant to Chapter 551 of the Government Code the P&Z reserves the right to go into Closed Meeting on any item listed above if deemed necessary.*



**PLANNING ZONING COMMISSION MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, SEPTEMBER 28, 2016 - 6:30 P.M.**

- I.** Convene regular meeting and establish a quorum
- II.** Approval of minutes from regular meeting held on August 31, 2016.
- III.** Recognition of Affidavits for Conflict-of-Interest.
- IV.** Report on City Council action regarding recommendations resulting from the September 13, 2016 meeting.
- V.** Report on Development Activity.
- VI.** Public Hearings:
  - 1.** Z16-17 Conduct a public hearing to consider a rezoning request from R-1 (One- Family Dwelling District) to R-2 (Two Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Harker Heights, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace.
  - 2.** CP16-01 Discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in a R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.
- VII.** Citizens to be heard
- VIII.** Staff Comments
- IX.** Adjournment

**Posted: September 23, 2016**

**Time: 10:00 A.M.**

**Ty Hendrick**   
**Planning Administrative Assistant – City of Harker Heights**

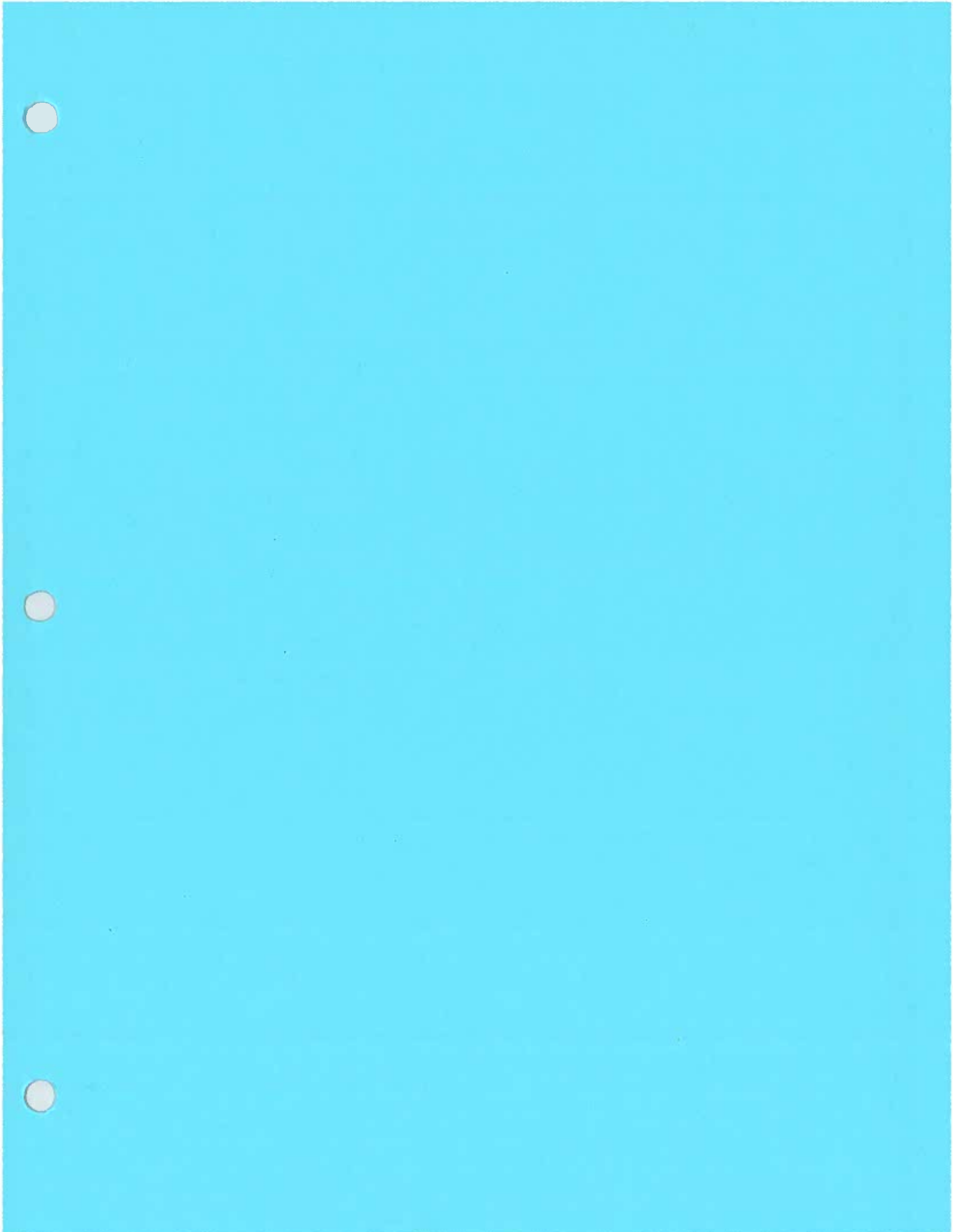
**Workshop minutes of the Regular Meeting of the Harker Heights  
Planning & Zoning Commission held at the City Hall Building,  
September 28, 2016**

<b>Present:</b>	<b>Michael Schulte</b>	<b>Chairman</b>
	<b>Jeffery Petzke</b>	<b>Vice Chairman</b>
	<b>Jeff Orlando</b>	<b>Secretary</b>
	<b>Noel Webster</b>	<b>Commissioner</b>
	<b>Anthony Triola</b>	<b>Commissioner</b>
	<b>David Kingsley</b>	<b>Commissioner</b>
	<b>Neal Wendele</b>	<b>Commissioner</b>
	<b>Jan Anderson</b>	<b>Commissioner</b>
	<b>Darrel Charlton</b>	<b>Commissioner</b>
	<b>Jeffery Petzke</b>	<b>Vice Chairman</b>
<b>Staff:</b>	<b>Joseph Molis</b>	<b>Planning &amp; Development Director</b>
	<b>Leo Mantey</b>	<b>City Planner</b>
	<b>Courtney Peres</b>	<b>Planner/GIS Coordinator</b>
	<b>Brad Alley</b>	<b>Fire Inspector</b>
	<b>Mark Hyde</b>	<b>Public Works Director</b>
	<b>Ty Hendrick</b>	<b>Planning &amp; Zoning Administrative Assistant</b>

Chairman Schulte reconvened the workshop following the P&Z meeting on July 28, 2016 at 5:38pm.

Mr. Molis discussed the proposed a possible overlay district for Veterans Memorial Blvd. The City Council and the citizens have expressed a great interest in improvements to the appearance of many areas of the City. They recognize the potential for redevelopment of the older areas of the City, especially along Veterans Memorial Blvd. They visualize attractively landscaped roadways and pleasant places to walk. Successful retail and office areas that appeal to shoppers are high on their lists of desires. Mr. Molis commented that staff believes having this overlay district will help beautify the city as well as bring in new commercial development along Veterans Memorial Blvd.

Chairman Schulte adjourned the meeting at 6:28 pm.





## PLANNING & ZONING WORKSHOP MEETING AGENDA

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- I. Convene workshop and establish a quorum.
- II. Announce a Closed Executive meeting for the P&Z members for the following purposes:
  - a. Pursuant to Government Code 551.071, to seek the advice of an attorney regarding matter in which the attorney's duty to the P&Z under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act, to-wit: proposed concept plan for Oakridge Terrace Section Four.
- III. Reconvene and workshop the following:
  - a. Receive and discuss a presentation regarding a possible overlay district for Veterans Memorial Blvd
- IV. Adjournment

**I certify that** At 10:00 a.m. on September 23, 2016, an original copy of this notice was posted at the Harker Heights Municipal Building.

**Ty Hendrick**  
**Planning Administrative Assistant – City of Harker Heights**

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*Pursuant to Chapter 551 of the Government Code the P&Z reserves the right to go into Closed Meeting on any item listed above if deemed necessary.*



**PLANNING ZONING COMMISSION MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, SEPTEMBER 28, 2016 - 6:30 P.M.**

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- V.** Report on Development Activity.
- VI.** Public Hearings:
  - 1.** Z16-17 Conduct a public hearing to consider a rezoning request from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Harker Heights, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace.
  - 2.** CP16-01 Discuss and consider a request by Luree Inc. for Concept Plan approval of a 45 acre tract of land to accommodate Single Family Residences in a R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.
- VII.** Citizens to be heard
- VIII.** Staff Comments
- IX.** Adjournment

**Posted: September 23, 2016**

**Time: 10:00 A.M.**

**Ty Hendrick  
Planning Administrative Assistant – City of Harker Heights**



## PLANNING AND ZONING COMMISSION MEMORANDUM

### Z16-17 AGENDA ITEM VI-1

FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: SEPTEMBER 28, 2016

DISCUSS AND CONSIDER AN ORDINANCE TO CHANGE ZONING DESIGNATION FROM R-1 (SINGLE FAMILY HOME DWELLING DISTRICT) TO R-2 (TWO FAMILY DWELLING DISTRICT) FOR THE PROPERTY DESCRIBED AS A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, BELL COUNTY, TEXAS, PROPERTY ID#13103 ALSO KNOWN AS 1703 PUEBLO TRACE.

#### EXPLANATION:

The applicant is requesting a change from the current zoning of R-1 (One-Family Home Dwelling District) to R-2 (Two Family Dwelling District) on property located at 1703 Pueblo Trace. This request is to enable the applicant to construct two-family residences (duplexes) on the lot.

#### Existing Use:

The property currently has a single family home on it and surrounding properties include duplexes to the north and west, and a vacant lot to the south and east. The area surrounding 1703 Pueblo Trace generally has mixed residences with majority being duplexes and fourplexes. Due to the presence of multi residence and two family dwellings already existing in the neighborhood, staff believes the proposed use would be compatible with the residential neighborhood.

#### Zoning:

Current zoning for the property is R-1 (One-Family Home Dwelling District). Adjacent and surrounding zoning includes R-1 (One-Family Home Dwelling District) to the south and east of the property; R-2 (Two Family Dwelling District) to the north and west of the property. The property will abut an R-2 district and other residential zones. The proposed rezoning from R-1 to R-2 district will therefore not likely have any adverse effects on the surrounding residential zoning districts.

#### Future Land Use:

Per the City's Future Land Use Map, the subject property is currently located in an area designated as Medium Density Residential (MDR). All surrounding properties are zoned as MDR. Per the 2007 Comprehensive Plan, the MDR is an acceptable replacement for aging manufactured housing or for new development in areas zoned appropriately for such within the City. The proposed rezoning from R-1 to R-2 will allow for the construction of duplexes which will be a new development and is considered a medium



density residential use. Hence the proposed rezoning and intended use would be consistent with the 2007 City of Harker Heights Comprehensive Plan.

**Flood Damage Prevention:**

No portion of this property lies within the 100 year or 500 year flood hazard areas.

**Notices:**

Staff sent out twenty eight (28) notices to property owners within the 400 foot notification area. There were zero (0) responses received in favor of the request, and zero (0) responses received in opposition of the request.

**RECOMMENDATION:**

Staff recommends approval of an ordinance to change the zoning designation from R-1 (Single Family Home Dwelling District) to R-2 (Two Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace based on the following;

1. The rezoning request is consistent with the Future Land Use Plan.
2. The proposed use would not likely have any adverse impacts on adjoining uses.

**ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to recommend approval/disapproval of an ordinance to change the zoning designation from R-1 (Single Family Home Dwelling District) to R-2 (Two Family Dwelling District) for the property described as A0115BC I T BEAN, LOT 1-4 BLK 48 COMANCHE LAND UNDED ACRES 1.8, Bell County, Texas, Property ID#13103 also known as 1703 Pueblo Trace based on staff's recommendation and findings.
2. Any other action deemed necessary.

**ATTACHMENTS:**

1. Application
2. Location Map
3. Existing Land Use Map
4. Zoning Map
5. Future Land Use Map
6. Notification Area Map



Application Fee \$ 200.00

City of Harker Heights  
Planning & Development  
305 Millers Crossing  
Harker Heights, TX 76548  
Phone: 254-953-5600

# CITY OF HARKER HEIGHTS RE-ZONING REQUEST APPLICATION

PROPERTY OWNER'S NAME: Patrick Curry

ADDRESS: 22218 Sable Mist

CITY/STATE/ZIP: SAN ANTONIO TX PHONE: 254 247 8904  
78259

LOCATION OF PROPERTY: 1703 Pueblo Trace

### LEGAL DESCRIPTION OF PROPERTY:

PARCEL #: \_\_\_\_\_

LOT: 1-4 BLOCK: 48 SUBDIVISION: COMANCHE LAND FIRST

NUMBER OF ACRES: 1.765 SURVEY: \_\_\_\_\_

**For properties not in a recorded subdivision, submit a copy of a current survey or plat showing the properties proposed to be changed, and/or a complete legal field note description.**

PROPOSED USE: R2

CURRENT ZONING: R1 PROPOSED ZONING: R2

CURRENT LAND USE: \_\_\_\_\_ PROPOSED LAND USE IN PLAN: Duplex

I, being the undersigned applicant, understand that failure to appear to represent a request shall be deemed a request to withdraw the proposal, or \_\_\_\_\_ will represent the owner.

Patrick Curry  
Printed Name of Property Owner

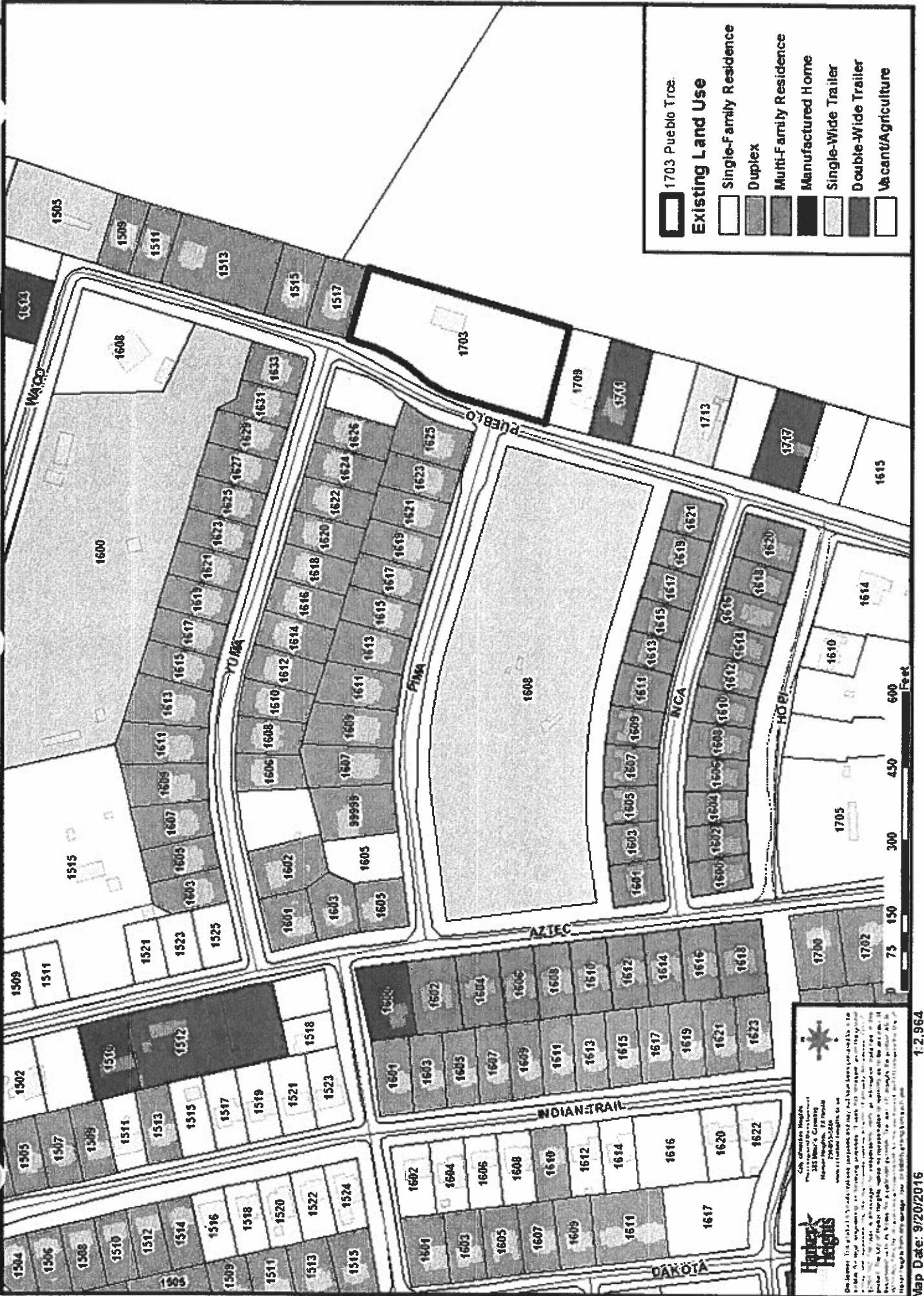
[Signature]  
Signature of Property Owner

12 Aug 16  
Date



# Z 16.07 1703 Pueblo Trace

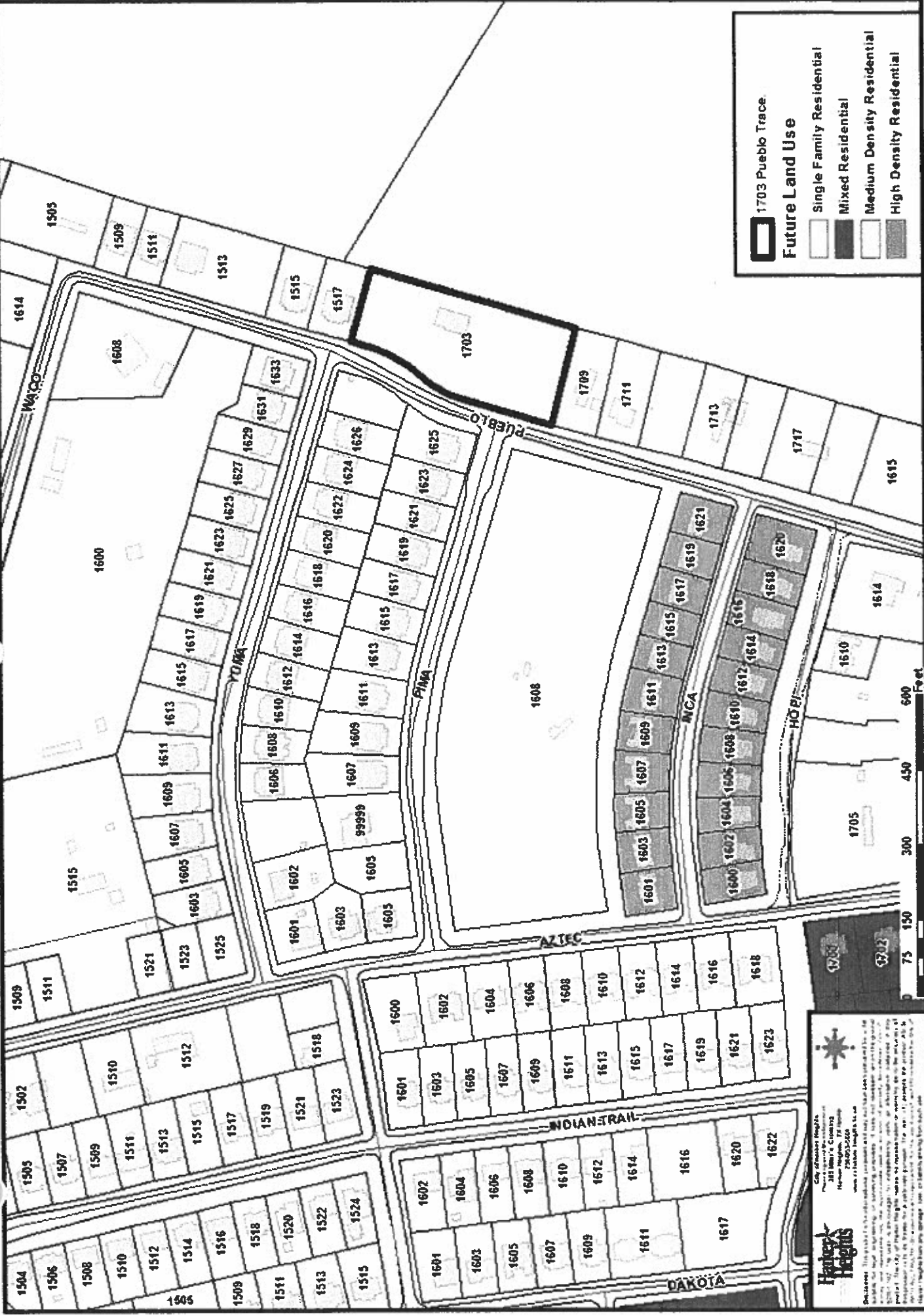
# Existing Land Use Map





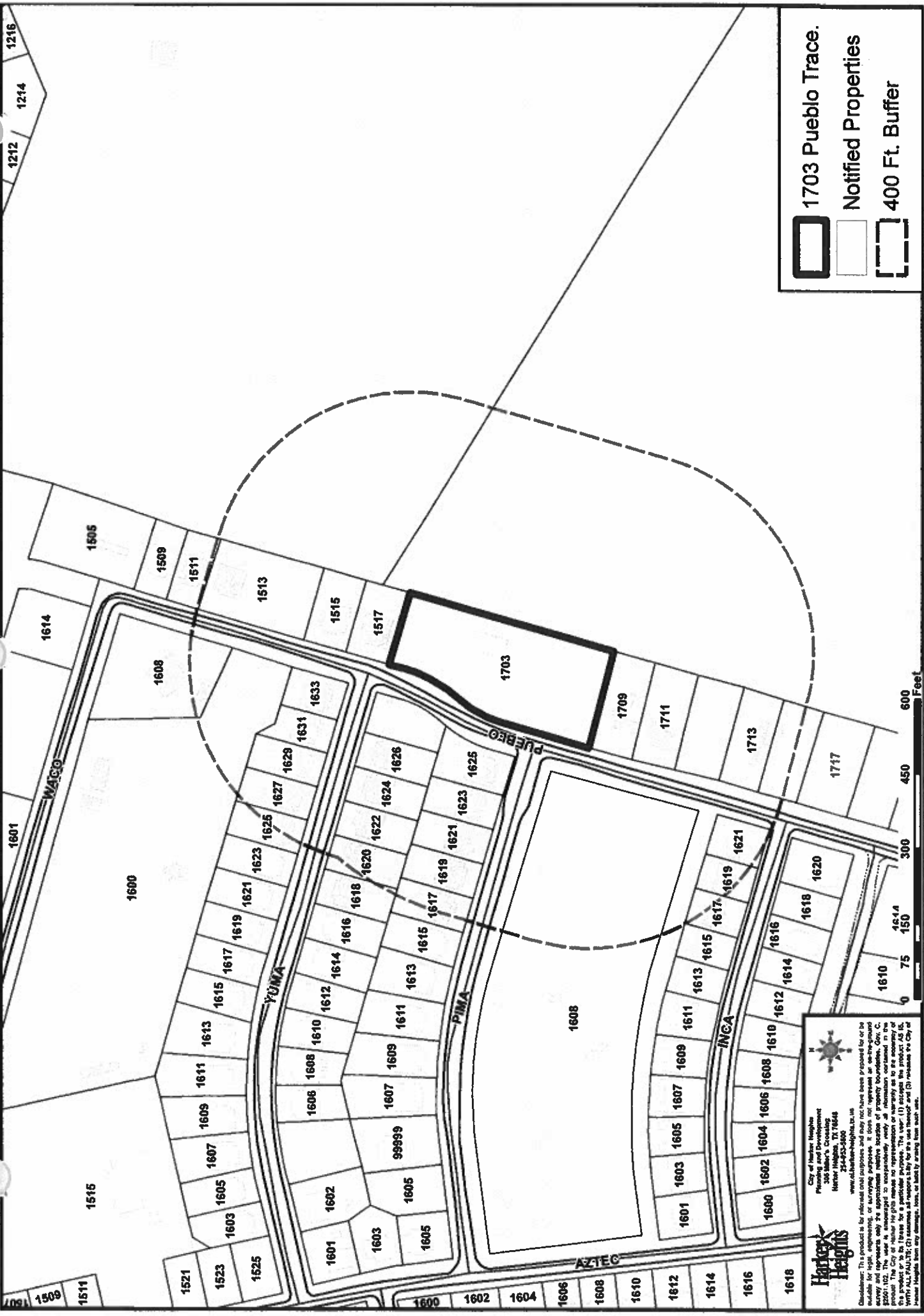


# Z16-07 1703 Pueblo Trace Future Land Use Map



# Z 16 -17 1703 Pueblo Trace

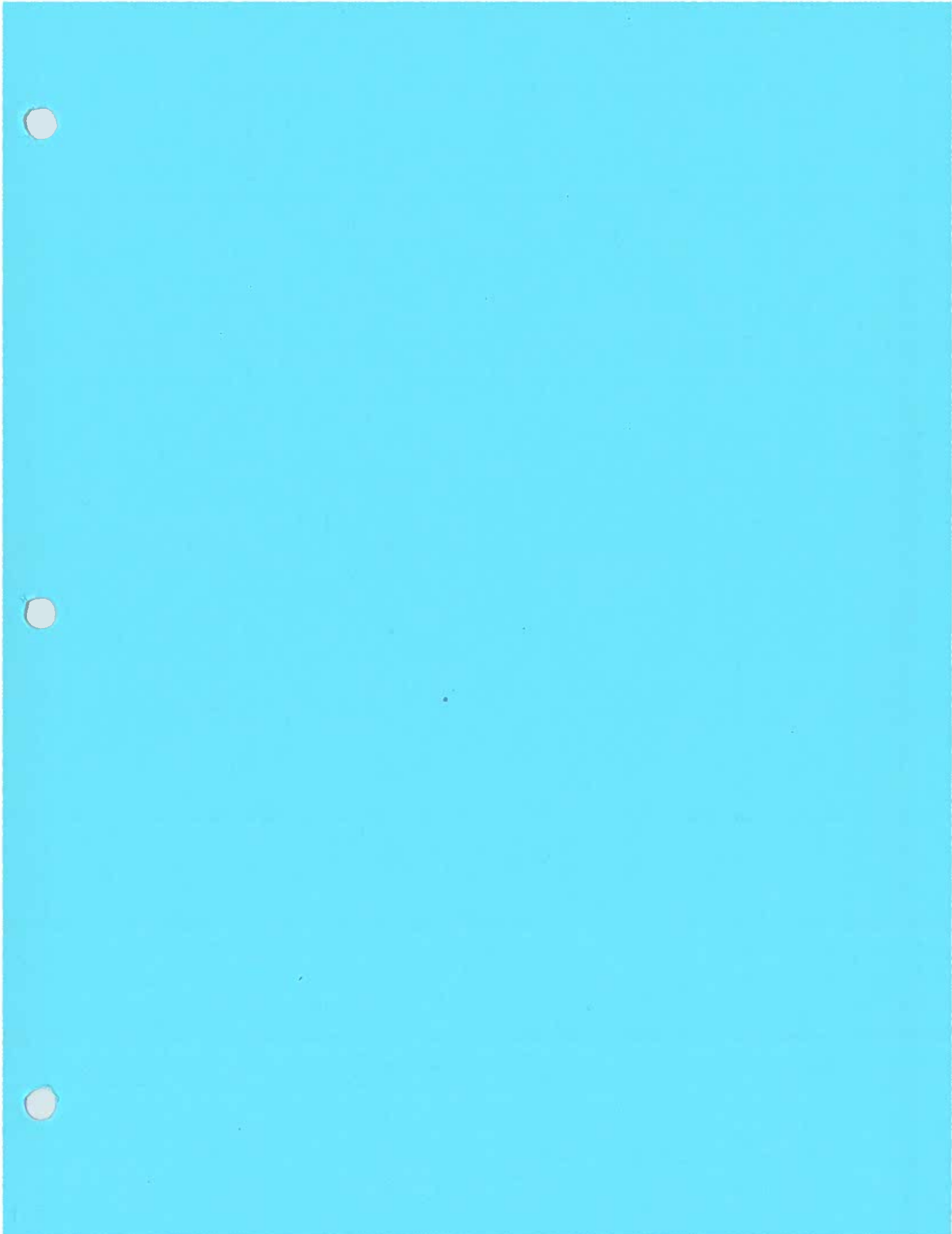
# Notificatio Map



1703 Pueblo Trace.  
 Notified Properties  
 400 Ft. Buffer

**Hardy's Heights**  
 City of Harder Heights  
 Planning and Development  
 300 Main's Crossing  
 Harder Heights, TX 76048  
[www.cdhb-hhphd.com](http://www.cdhb-hhphd.com)  
 Disclaimer: This product is for informational purposes only and does not constitute a warranty. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. Perry has signed a bill that allows the City of Harder Heights to use this product as a surveying tool. The City of Harder Heights is not responsible for any errors or omissions in this product or in its use. The user (1) accepts the product as is, (2) assumes all responsibility for the use thereof and (3) releases the City of Harder Heights from any damages, losses, or liability arising from such use.

Map Date: 9/21/2016 1:2,964 Feet







## PLANNING AND ZONING COMMISSION MEMORANDUM

### AGENDA ITEM VI-2

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FROM: THE OFFICE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT  
DATE: SEPTEMBER 28, 2016

DISCUSS AND CONSIDER A REQUEST BY LUREE INC. FOR CONCEPT PLAN APPROVAL OF A 45 ACRE TRACT OF LAND TO ACCOMMODATE SINGLE FAMILY RESIDENCES IN AN R-1 ZONE (ONE FAMILY DWELLING DISTRICT) WITHIN THE OAKRIDGE TERRACE SUBDIVISION, ALSO KNOWN AS 1901 VALLEY OAKS DRIVE, HARKER HEIGHTS, BELL COUNTY, TEXAS.

**EXPLANATION:**

Luree Inc. has made an application for concept plan approval for approximately 45 acres of land zoned R-1 (One Family Dwelling District) located within the Oakridge Terrace Subdivision. The tract is currently addressed as 1901 Valley Oaks Drive and is proposed to be subdivided into 59 lots for single family residences. Per the concept plan, the minimum lot size is one-half acre (0.5 acres or 21,780 sqft.)

The property at 1901 Valley Oaks was platted as a golf course in 1972. The golf course later ceased to function, and the property has been vacant for several years. The applicant wishes to redevelop the property to single-family dwellings and has submitted the attached concept plan as the first step in the platting process, as required by the City of Harker Heights Code of Ordinances. Staff have reviewed the submitted concept plan, have made comments to address safety, connectivity, drainage and other pertinent requirements, and will also ensure that all developmental regulations stipulated in the City of Harker Heights Code of Ordinances will be adhered to, if this proposed plan moves on to the next stage in the development process.

The proposed single family dwellings should be a compatible use for the area since there are existing single family residences surrounding the property in a similar density and layout (See attached Density Map). The property is correctly zoned for the applicant's proposed use and Future Land Use Map of the city designates this area for Single Family Residences. Therefore, the proposed use is consistent with the City of Harker Heights zoning requirements and 2007 Comprehensive Plan.

Typically, Concept Plan approval has been a "New Business" action item in the Planning and Zoning Commission Agenda, but due to outstanding citizen interest, Staff has decided to make this agenda item a Public Hearing. As such, this agenda item was advertised in the local newspaper of common circulation, as outlined by State requirements. However, Staff did not place signs on the property nor mail comment forms, as this is not a rezoning case. Staff has received and attached comments from

citizens regarding this development, and has also received and attached a deed restriction document for your review and discussion.

While these attachments should be reviewed, please note you are considering approval of a concept plan for development. This is not a plat, nor is it a zoning case. The property is currently zoned for single-family use and has been reviewed in the most general of terms, as required for concept plans. Specific engineering and technical reviews will happen during the platting phase of development.

This case was presented for a public hearing at the July 27, 2016 Planning and Zoning Commission (P&Z) meeting. At the meeting, the P&Z voted to disapprove the Concept Plan as presented. The applicant has re-submitted the concept plan for approval in August 2016 and requests a second review and hearing.

### **RECOMMENDATIONS**

Staff has reviewed the Concept Plan and believes it has met all the requirements outlined in Section 154.20.2A of the Code of Ordinances. Staff has noted the outstanding comments of the reviewers as they pertain to the platting phase of development, and will ensure that those comments are addressed at the appropriate time of development. Staff therefore recommends approval of the concept plan request by LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also Known As 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.

### **ACTION BY PLANNING AND ZONING COMMISSION:**

1. Motion to approve/disapprove a request by LUREE INC. for Concept Plan approval on a 45 acre tract of land to accommodate Single Family Residences in an R-1 Zone (One Family Dwelling District) within the Oakridge Terrace Subdivision, also known as 1901 Valley Oaks Drive, Harker Heights, Bell County, Texas.
2. Any other action desired.

### **ATTACHMENTS:**

1. Application
2. Location Map
3. Future Land Use Map
4. Zoning Map
5. Density Map
6. Concept Plan
7. Staff Comments
8. Section 154.20.2A of the Code of Ordinances
9. Received Deed Restrictions
10. Received Citizen Comments



APPLICATION FOR DEVELOPMENT CONCEPT PLAN APPROVAL

Application Fee \$ 50.00

City of Harker Heights
Planning & Development
305 Millers Crossing
Harker Heights, TX 76548
Phone: 254-953-5600

SUBDIVISION NAME: Oakridge Terrace Section Four

NUMBER OF LOTS: (if known) 61 NUMBER OF ACRES 45

PROPERTY OWNER: Luree, Inc.

ADDRESS: Rt. 2, Box 84 Killeen, TX 76542
PHONE: 512-783-3805

DEVELOPER:

ADDRESS:
PHONE:

SURVEYOR/ENG: Mitchell & Associates, Inc.

ADDRESS: 102 N. College/ P.O. Box 1088
PHONE: 254-634-5541

THIS IS TO CERTIFY THAT I/WE, THE UNDERSIGNED, AM/ARE THE SOLE OWNER(S) OF THE PROPERTY COMBINED WITH THE ABOVE DESCRIBED PLAT

NAME (PRINT) SIGNATURE

ADDRESS

NAME (PRINT) SIGNATURE

ADDRESS

TO BE USED FOR CORPORATION/PARTNERSHIP

Jeff Smien Luree, Inc.

NAME (PRINT) CORP/PARTNERSHIP

Rt. 2, Box 84 Killeen, TX 76542

ADDRESS

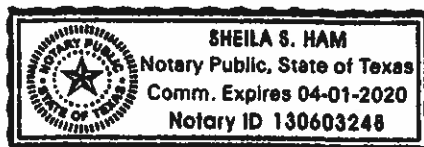
BY: [Signature] AUTHORIZED AGENT 423-3500 254-350-9701 TELEPHONE NO.

- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS 401, 402 AND/OR 404, AS APPROPRIATE FROM ENVIRONMENTAL PROTECTIVE AGENCY, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND/OR THE U.S ARMY CORPS OF ENGINEERS.
The developer or their authorized representative must be present at all Planning and Zoning Commission Meetings and City Council Meetings at which their plan or plat is on the agenda for discussion or action. Failure of the developer or their authorized representative to appear before the Planning and Zoning Commission or City Council during a meeting on which the plan or plat is on the agenda for discussion or action may be deemed a withdrawal of the plat or plan.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1st DAY OF June, 2016.

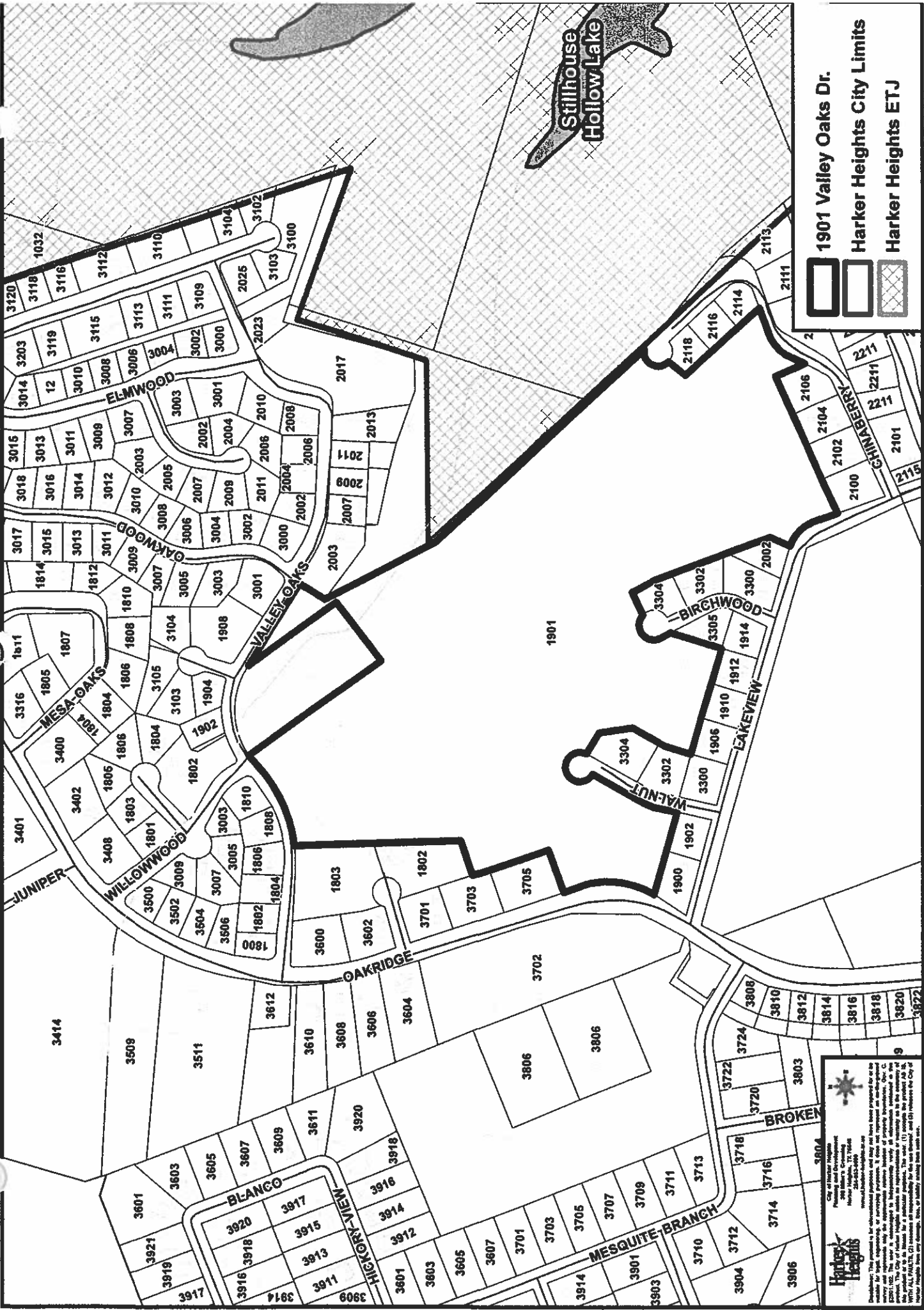
[Signature] MY COMMISSION EXPIRES: 04-01-2020



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




# 1901 Valley Oaks Dr. - Concept Plan

# Location Map



-  1901 Valley Oaks Dr.
-  Harker Heights City Limits
-  Harker Heights ETJ



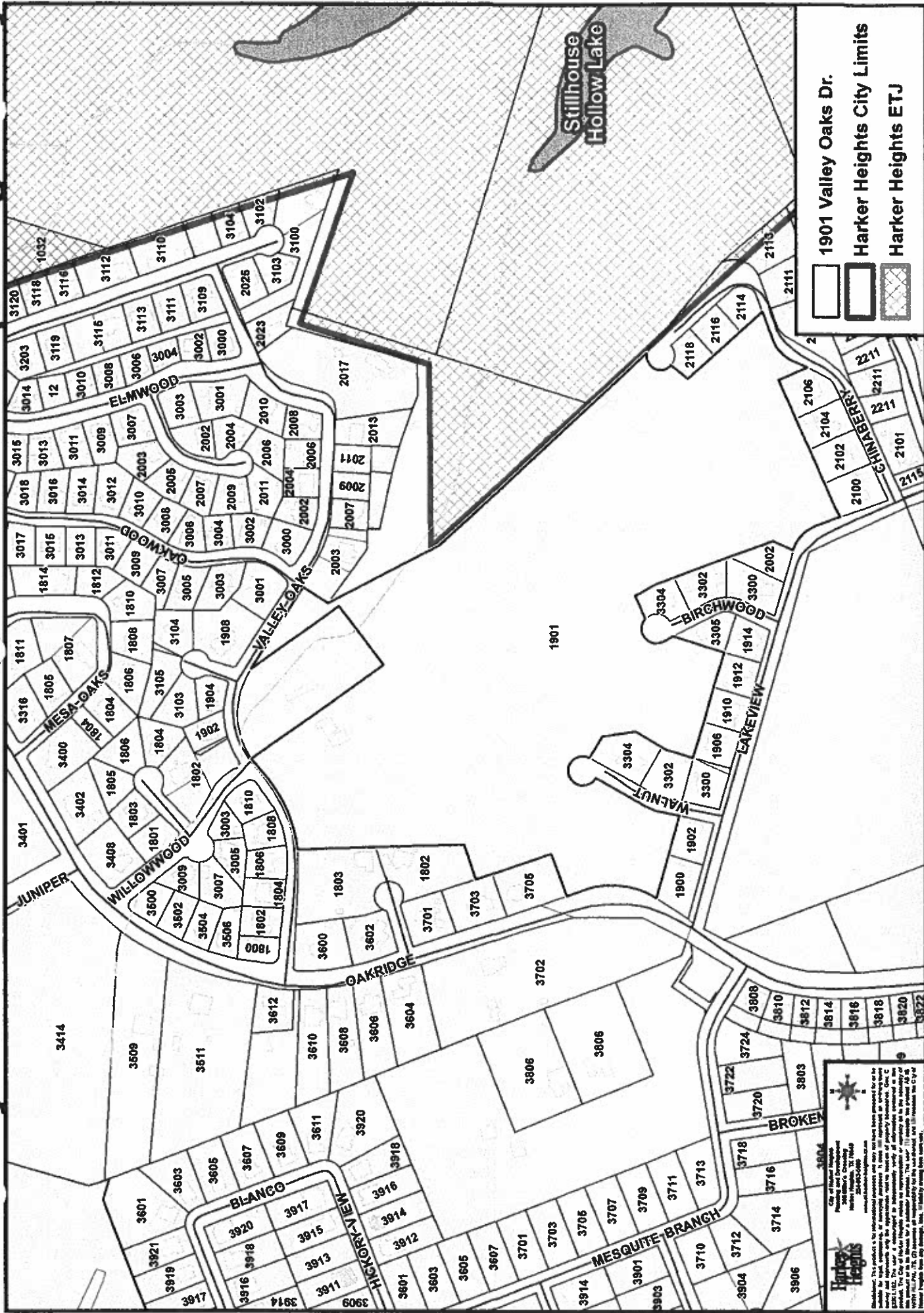

  
**Harker Heights**
  
 City of Harker Heights
   
 Planning and Development
   
 1901 Valley Oaks Dr.
   
 Harker Heights, TX 77848
   
 Phone: 281-283-3900
   
 Fax: 281-283-3901
   
 Email: info@harkerheights.com

Disclaimer: This plan is for informational purposes only and does not constitute a contract. It is not intended to be used as a legal document. The City of Harker Heights makes no representation or warranty as to the accuracy of the information contained herein. The City of Harker Heights makes no representation or warranty as to the accuracy of the information contained herein.

W/11 ALL PARTS, (2) minimum of responsibility for the work shown and (3) minimum of 9

Map Date: 6/22/2016 1:5,000

# 1901 Valley Oaks Dr. Future Land Use Map - Single Family



**Harker Heights**

City of Harker Heights  
 Planning Department  
 1901 Valley Oaks Dr.  
 Harker Heights, TX 76046  
 www.harkerheights.com

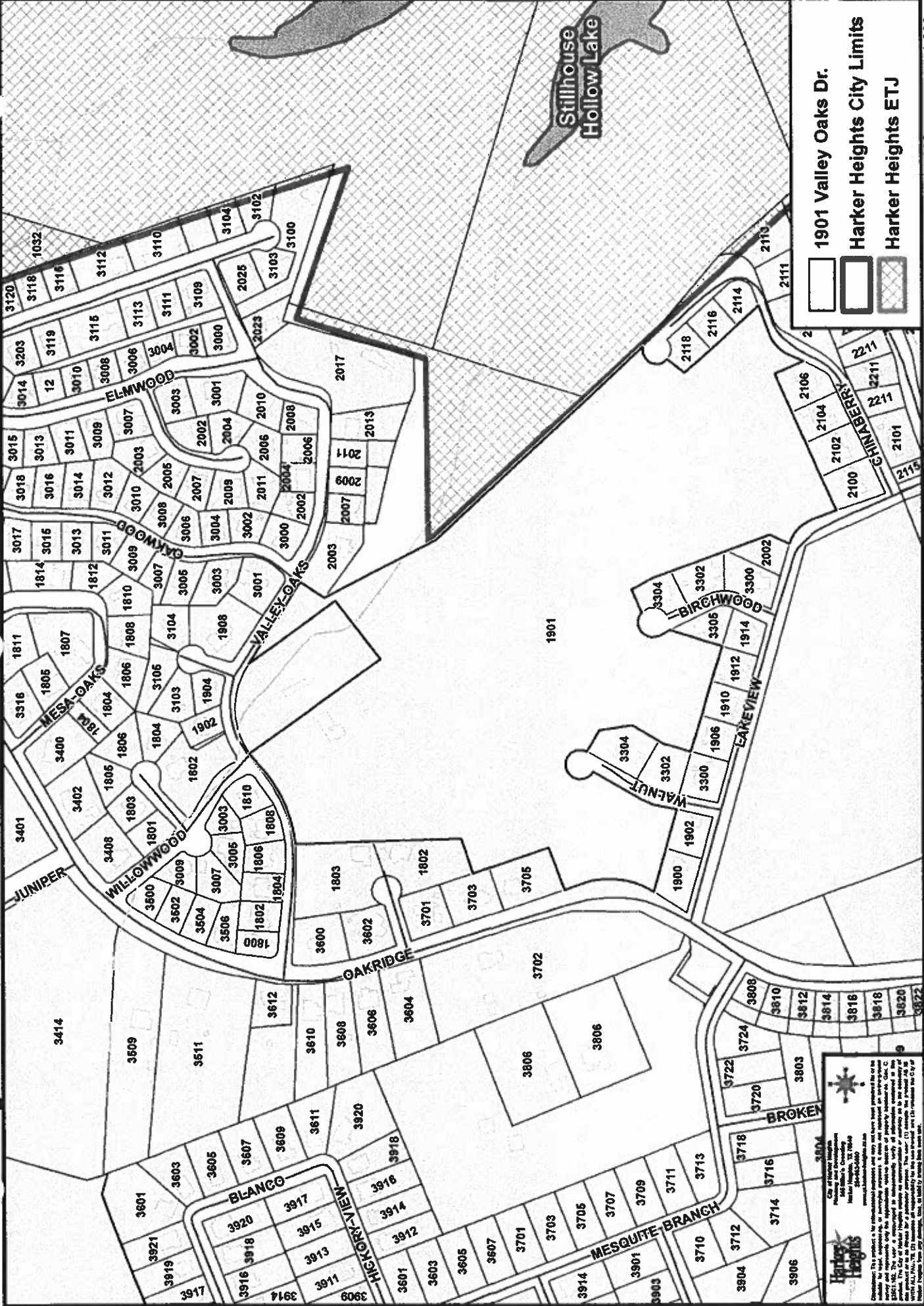
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Map Date: 7/27/2016 1:5,000



# Zoning Map - R-1

# 1901 Valley Oaks Dr.




**Harker Heights**  
 City of Harker Heights  
 Planning Department  
 300 West 10th Street  
 Harker Heights, TX 76046  
 www.harkerheights.com

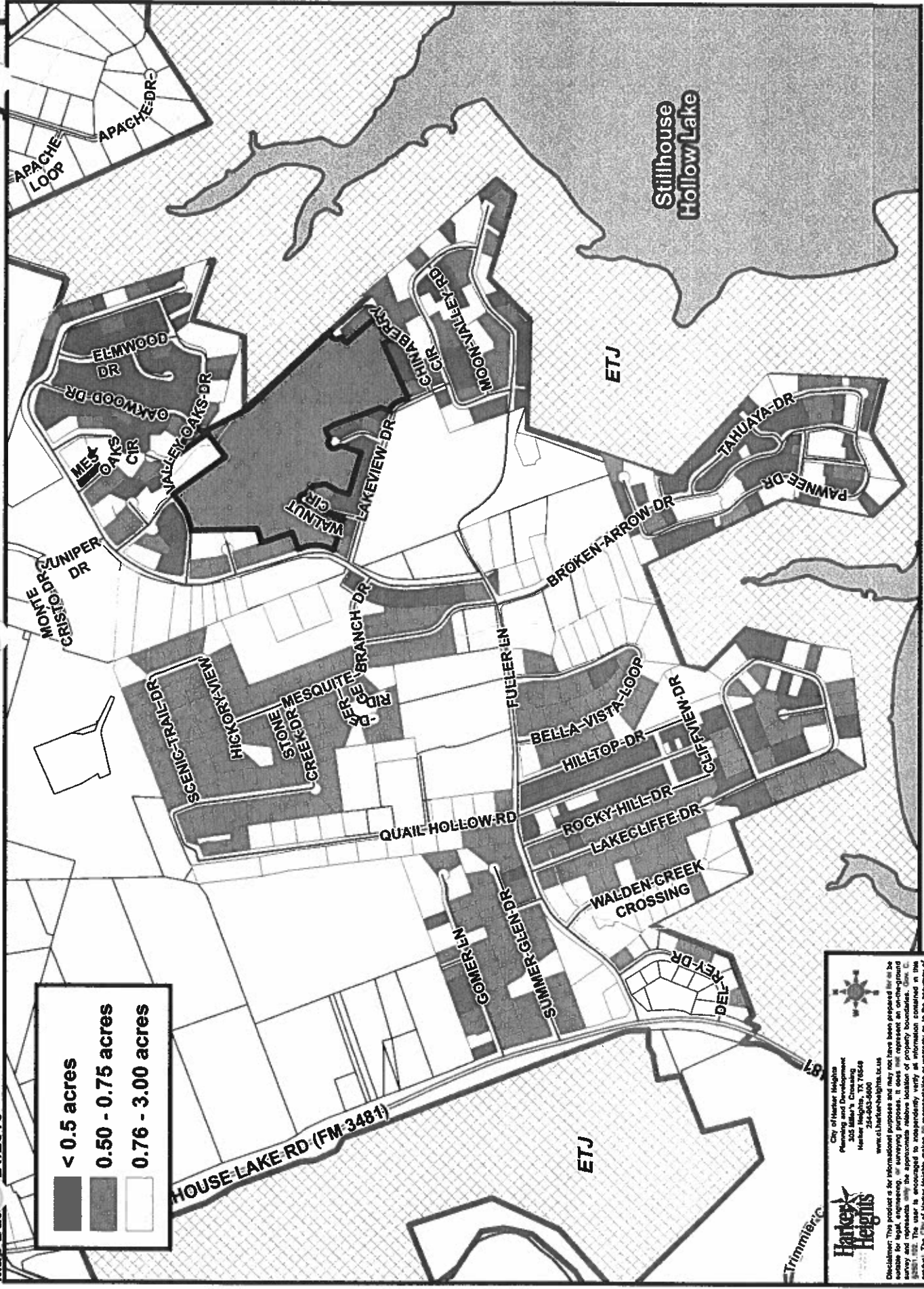
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Map Date: 7/27/2016 1:5,000

# Density Map

Map Date: 2/1/2016

	< 0.5 acres
	0.50 - 0.75 acres
	0.76 - 3.00 acres



1:13,000

City of Harter Heights  
 Planning and Development  
 305 Millie's Crossing  
 Harter Heights, TX 76549  
 254-953-6600  
[www.ci.hartheights.tx.us](http://www.ci.hartheights.tx.us)

**Harter Heights**

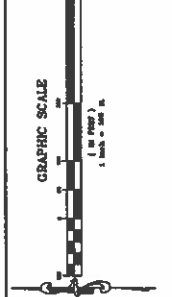
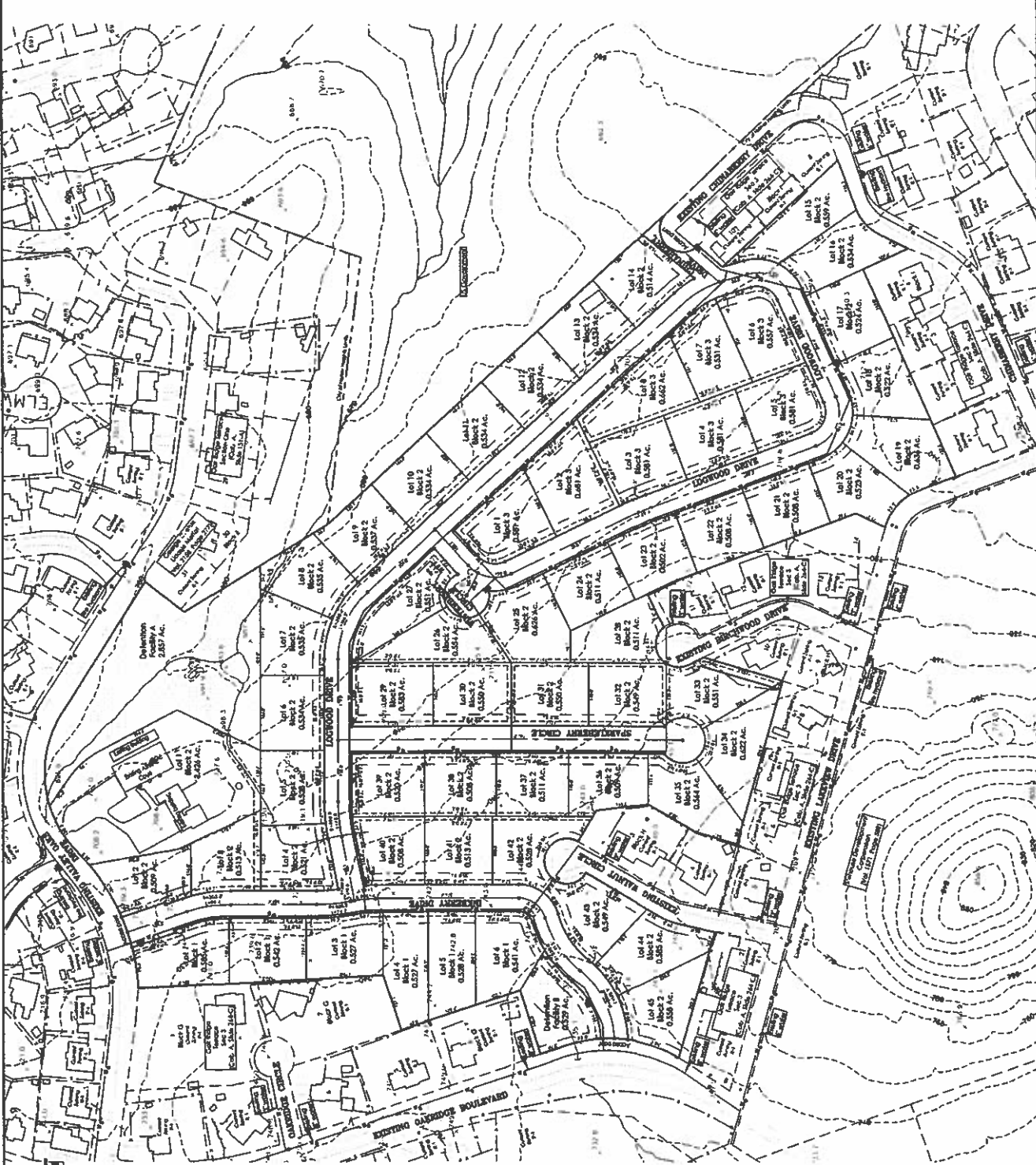
Disclaimer: This product is for informational purposes and may not have been prepared for use as a substitute for a professional survey or other engineering or architectural services. The City of Harter Heights makes no representation or warranty as to the accuracy of the information contained in this product. The user is encouraged to independently verify all information contained in this product. THE CITY OF HARTER HEIGHTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSS, OR LIABILITY ARISING FROM SUCH USE.

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 151 N. OAKLIFE  
 FORT WORTH, TEXAS 76104  
 PHONE: (817) 634-2141  
 FAX: (817) 634-2141  
 A PROFESSIONAL CORPORATION



**CONCEPT PLAN**  
**SECTION FOUR**  
**HARKER HEIGHTS, BELL COUNTY, TEXAS**

DATE	DESCRIPTION
11/15/00	CONCEPT PLAN
11/15/00	REVISIONS
11/15/00	REVISIONS
11/15/00	REVISIONS

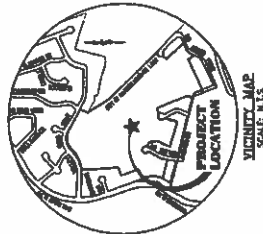
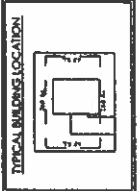


- NOTES:**
- All proposed vertical lines are of unless otherwise specified.
  - All the techniques are proposed unless otherwise specified.
  - Dimensions including the total area of 127.00 acres.
  - Building lines:
    - Block 1 - 10'
    - Block 2 - 10'
    - Block 3 - 10'
    - Block 4 - 10'
    - Block 5 - 10'
    - Block 6 - 10'
    - Block 7 - 10'
    - Block 8 - 10'
    - Block 9 - 10'
    - Block 10 - 10'
    - Block 11 - 10'
    - Block 12 - 10'
    - Block 13 - 10'
    - Block 14 - 10'
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    - Block 96 - 10'
    - Block 97 - 10'
    - Block 98 - 10'
    - Block 99 - 10'
    - Block 100 - 10'
  - Lot widths include easement systems.
  - Dimensions shall be obtained and constructed per the requirements of § 154.00 SUBCHAPTERS to the Harker Heights Code of Ordinances.

**DEVELOPER:**  
 LURIE, INC.  
 Rt. 2, Box 84  
 Ellensburg, TX 76542

**PROPERTY OWNER:**  
 LURIE, INC.  
 Rt. 2, Box 84  
 Ellensburg, TX 76542

**SURVEYOR/ENGINEER:**  
 MITCHELL & ASSOCIATES, INC.  
 P.O. Box 1088  
 Ellensburg, TX 76540





# Staff Comments

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## Concept Plan

*Oakridge Terrace*

07/27/16

### **Planning and Development**

1. Comments have been addressed.

### **Public Works, Mark Hyde**

1. Please revise the water layout per the changes on page 3.
2. Public Works is verifying the water distribution system can support an additional 59 residential lots.

### **Consulting Engineer, Otto Wiederhold**

1. My concern is how drainage will be handled in general. Only one site is shown for detention and it has very little of the proper area of the development draining to it! A much larger area will be draining to existing lots.
2. Recommend an evaluation for area of lots for on-site SS.

### **Bell County Health, Michael Jahns**

1. The Health District has observed utilities exiting on the golf course which now are proposed to be part of residential lots.
2. This department also believes that some of the existing lots that are adjacent to the golf course have septic systems that were installed across their lot lines onto the golf course. These issues need to be explored and discussed to prevent individual issues in the future.
3. The golf course has areas where seeps were observed. Drainage easements may be necessary to insure the property can properly be drained in an effective manner.

### **Fire Marshall, Brad Alley**

1. Approved subject to comments. Please relocate hydrants as illustrated below.

### **Building Official, Steve Philen**

1. No Comments.

### **ONCOR, Greg Wade**

**Century Link, Janice Strickland**

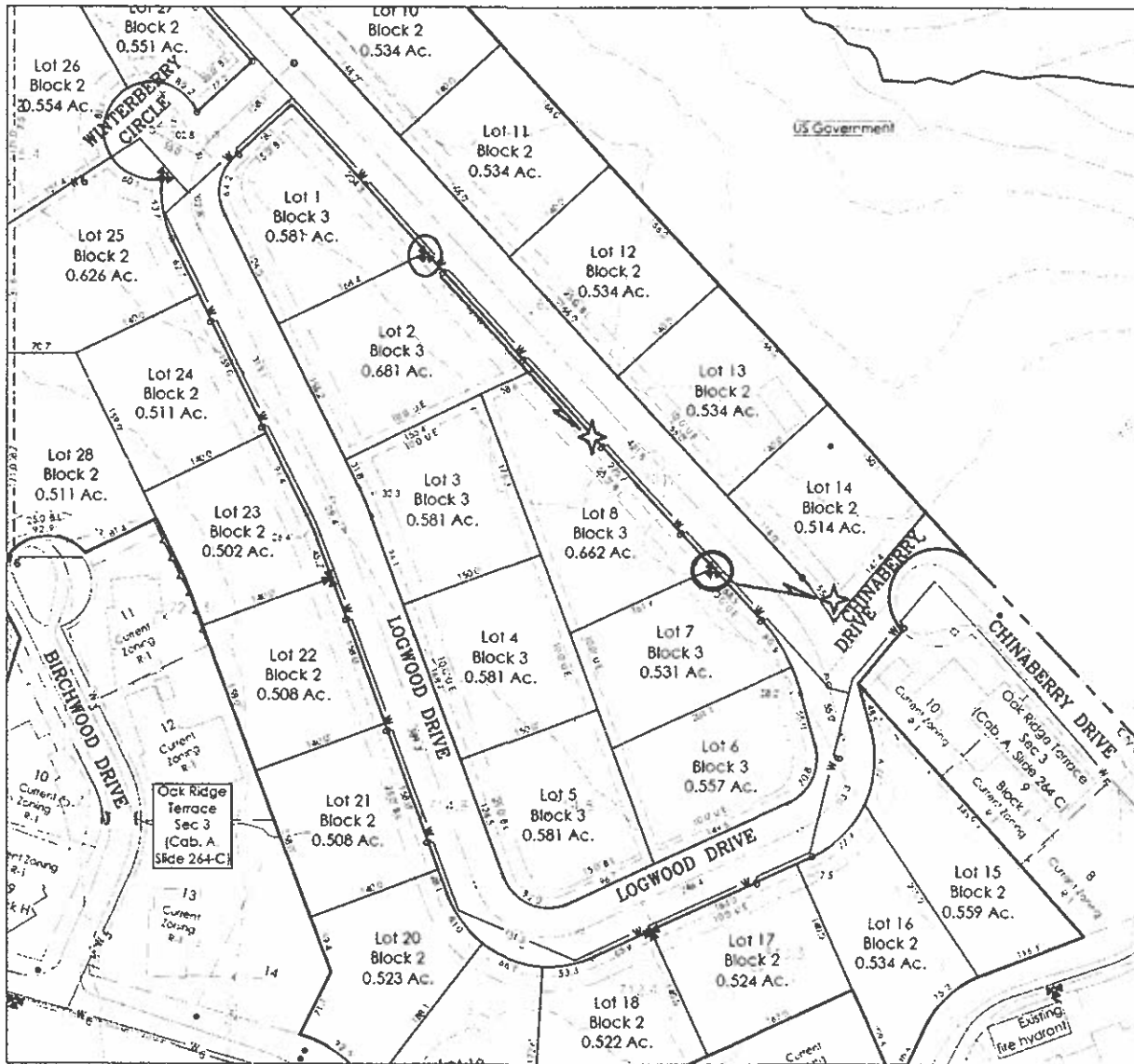
- 1. No Comments.

**Time Warner Cable – Johnny Tindle**


- None.

**TxDOT, Billy Tweedle**

- None.

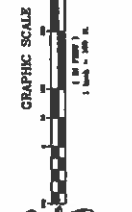
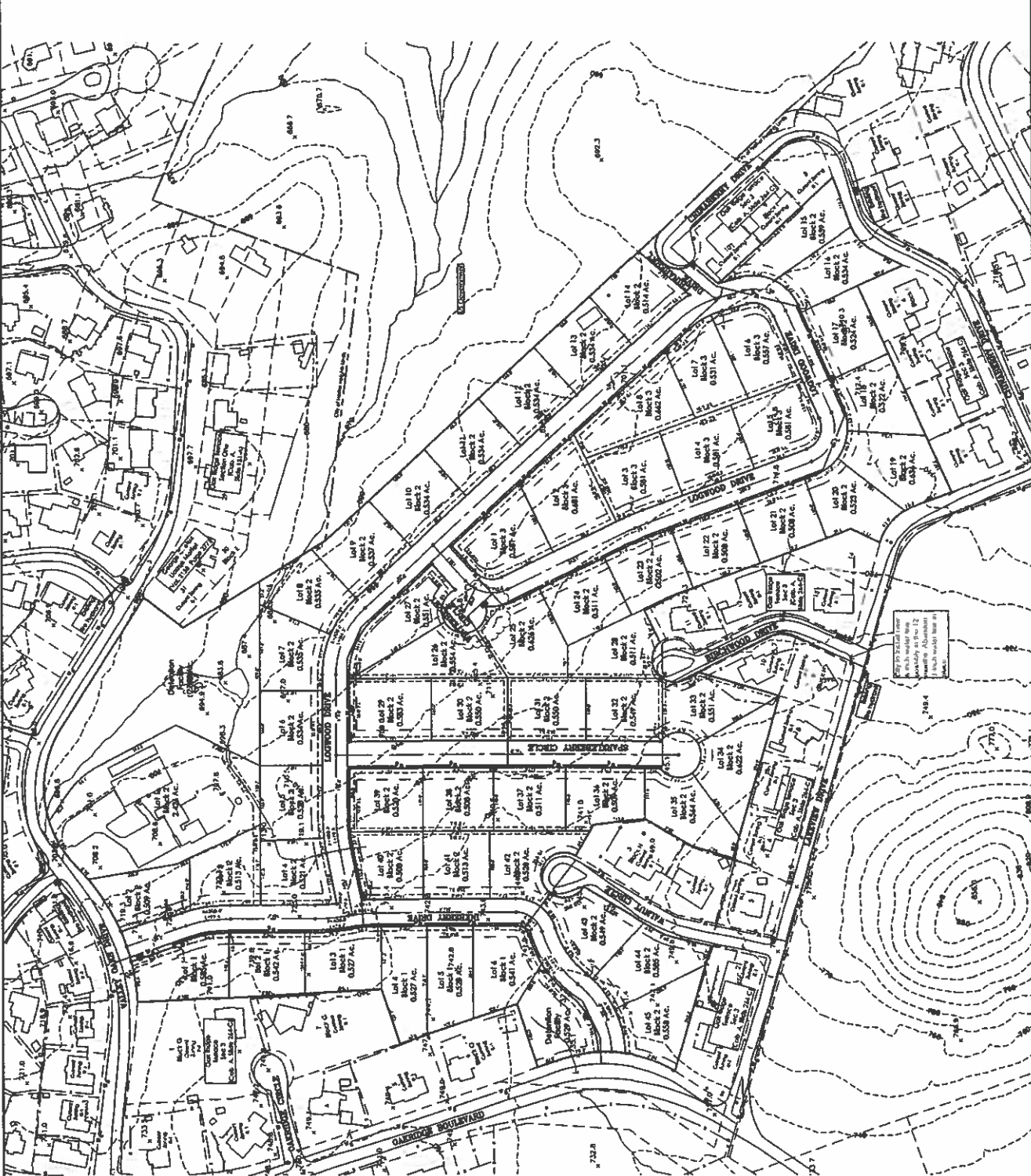


**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & SURVEYING  
 155 N. GULFVIEW  
 P.O. BOX 1000  
 FORT WORTH, TEXAS 76101  
 PHONE: (817) 342-1234  
 FAX: (817) 342-1234  
 E-MAIL: M&A@M&A.COM



**CONCEPT PLAN**  
**SECTION FOUR**  
**HARKER HEIGHTS, BELL COUNTY, TEXAS**

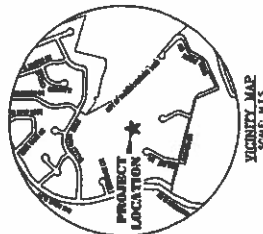
NO.	DATE	DESCRIPTION
1	1/15/04	CONCEPT PLAN
2	2/10/04	REVISIONS
3	3/15/04	REVISIONS



- NOTE:**
1. Proposed water lines & C.
  2. All site symbols are proposed unless otherwise specified.
  3. Dimensions showing the notes are by public utility assessment (P.U.S.) the turning point is 10'.
  4. Next building line is 20' from building the turning point is 10'.
  5. Lot will have utility system.

**PROPERTY OWNER:**  
 LURBE, INC.  
 P.O. Box 84  
 Harker Heights, TX 76542

**SURVEYOR/ENGINEER:**  
 Mitchell & Associates, Inc.  
 Fort Worth, TX 76101



No excavation of land or construction of any public or private improvements shall take place or commence prior to obtaining a site preparation permit and no public infrastructure construction shall begin within any proposed subdivision until such time as the city approves the plans and specifications for such subdivision and the construction of the approved erosion and sediment control measures.

(Ord. 2010-08, passed 3-9-10)

## § 154.10 APPEALS.

Decisions of the Director of Planning and Development may be appealed first to the City Manager and then to the City Council.

(Ord. 2010-08, passed 3-9-10)

## PLATTING PROCESS

### § 154.20 GENERAL RESIDENTIAL AND COMMERCIAL.

(A) The owner of a lot, tract, site or parcel must obtain final plat approval for any subdivision or development activity to which this chapter applies. The plat approval process generally consists of the following procedures:

(1) One or more pre-application meetings with city staff for review and discussion of the applicant's basic concept plan. The pre-application meeting is the initial step in the development process intended to introduce basic project components and area information. The pre-application meeting provides the opportunity for review, analysis, and discussion of basic project intent, design, components and compatibility.

(2) Submission of an application and a concept plan by the applicant for initial review by city staff, with final review and approval required by the Planning and Zoning Commission and the City Council.

(a) Concept plan. The purpose of the concept plan is to demonstrate compatibility of the proposed development with this chapter and other applicable city ordinances, and the coordination of improvements within and among individually platted parcels, sections, or phases of a development, and the surrounding properties prior to the consideration of a preliminary plat. The concept plan is an opportunity to detect and correct design challenges before the developer prepares detailed engineering documents, but does not constitute the submittal of a plat.

(b) Any residential development involving four or fewer lots fronting on an existing street and not requiring the creation of any new street or the extension of any municipal facilities does not require the submittal of a concept plan.

(c) In lieu of a concept plan, the City Manager may permit submittal of a site plan at the time of building permit application.

(d) The concept plan shall contain or have attached thereto the following:

1. Name of the developer, record owner, and authorized agents, proposed name of the development.
2. A layout of the entire tract, including internal lots, and its relationship to adjacent property, existing development and recorded plats, showing the existing property lines of the land being subdivided, north indicator, and scale.
3. Topographic contours available from the U.S. Geological Survey.
4. Significant drainage features and structures including any regulatory one-hundred-year floodplains, the location of existing watercourses, dry creek beds, wells, sinkholes and other similar features.
5. Specific information related to land use for the proposed development and adjoining property for a distance of 300 feet.
6. Building placement and building envelopes.
7. Parking layout.
8. General landscaping and buffer areas.
9. Location of all existing and proposed water and sewer lines.

10. All existing and/or proposed public utility easements and private easements.
11. Location of all existing and proposed stormwater drainage easements or onsite detention plan.
12. Location of all existing and proposed streets, sidewalks, alleys, and access points.
13. Vehicular circulation/ connectivity plan.
14. Location of all existing and proposed fire/emergency vehicle access lanes.
15. Location of all existing and proposed fire hydrants.

(e) A concept plan shall be submitted to the Planning and Development Department prior to the submittal of a preliminary plat unless the Director of Planning and Development authorizes concurrent filing.

(f) The concept plan shall be drawn on 24" x 36" sheets and/or on a plat document size format so as to be consistent with the preliminary/final plat document. When more than one sheet is necessary to illustrate the entire area, an index sheet showing the entire subdivision, at a scale sufficient to identify the drawings that follow, shall be attached to the concept plan document.

(g) The City Manager or his designated appointee will have the authority to review and approve any substantial amendments to a prior concept plan.

(h) An approved concept plan shall expire if there is more than a 24-month period of time between its approval and the submittal of a preliminary plat.

(3) Submission of a preliminary plat and preliminary engineering drawings by the applicant for review and approval by the Planning and Zoning Commission and City Council.

(4) Submission of final engineering drawings and construction of infrastructure by the applicant for approval by the Director of Planning and Development and the Director of Public Works.

(5) Submission of a final plat by the applicant for review and approval by the Director of Planning and Development along with a of credit or performance bond for any infrastructure item that is not complete. The Planning and Development Director may not approve the plat but shall refer any plat to the Planning and Zoning Commission if the applicant refuses to implement the Director's recommendations.

(6) Submission of Mylars, field notes, dedication, and as built drawings signed by a Texas Professional Engineer (when required). In addition, if the applicant is other than a natural person acting on his own behalf, submit a resolution, unanimous consent, or other such instrument in recordable form authorizing specific persons to act on behalf of the applicant in requesting final plat approval.

(7) Filing of final plat.

(B) Applications for minor plats, replats, amending plats, preliminary plats and final plats shall be submitted to the Planning and Development Department. Applications shall contain the following.

(1) *Application.* Completed application form.

(2) *Fee.* Application fee as established by the City Council and stated in the city's fee schedule.

(3) *Copies.*

(a) Preliminary plats shall require ten paper copies of the plat, and seven sets of preliminary engineering drawings with necessary calculations. After plat comments are approved by the City Council, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required. Corrected copies should be submitted before construction begins on the subdivision.

(b) Final plats shall require ten paper copies of the plat and seven sets of final engineering drawings with necessary calculations. After plat comments are approved by the Planning and Zoning Commission, and the City Council if necessary, the developer shall submit three corrected copies of the plat and/or engineering drawings if changes to the plat and/or engineering drawings are required.

(c) A digital copy of the final plat must be submitted. Digital final plat files should be submitted in DXF, DWG or GIS shapefile/feature class/coverage format. This digital format shall be an exact replica of any required and/or included data represented on the submitted hard copy of the final plat. Engineering drawings are excepted from this requirement. This data must be provided on standard transfer media or by electronic transfer (three and one-half inch floppy disk or CD-ROM, DVD, e-mail attachment or any

STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That OAKRIDGE DEVELOPMENT CORPORATION, a Texas corporation, being the sole and only owner of all lots and blocks in OAKRIDGE TERRACE, SECTION THREE (3), Bell County, Texas, does adopt the following restrictions, protective covenants and conditions which are to run with the land and shall be binding on all parties and all persons claiming under it until January 1, 1990, at which time said restrictions, protective covenants and conditions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then land owners of the lots in said addition has been recorded agreeing to change said covenants in whole or in part:

1. No lot shall be used except for residential purposes. No building shall be altered, placed, erected or permitted to remain on any lot other than one detached single-family dwelling, not to exceed two and one-half stories in height.

2. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum building set back line unless similarly approved. Approval shall be as provided in paragraphs (9) and (10).

3. No dwelling shall be permitted on any lot in Block G, H, and I unless the ground floor area of the main structure exclusive of open porches and garages, if a single story dwelling, be at least 2,000 square feet. If more than a single story dwelling, the ground floor area shall be at least 1,500 square feet with a total of at least 2,000 square feet in all floors of the structure.

4. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than twenty-five (25) feet to the front line or nearer than fifteen (15) feet to any side street line, and no building shall be located nearer than ten (10) feet to any interior line, except that no side yard shall be required for a garage or other permitted accessory building located more than fifty (50) feet from the minimum building setback line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on any lot to encroach upon another lot.

5. No dwelling shall be erected or placed on any lot having a width of less than fifty-five (55) feet at the minimum setback building line nor shall any dwelling be erected or placed on any lot having an area of less than 6,500 square feet.

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DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

JUN 21 2016



*Dwight Carter*  
CO. CLERK, BELL CO., TX

6. Alleys and easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No buildings or growths shall be constructed or placed upon, over or across the easement strips as shown on the attached map. Said easements are hereby set apart for and reserved to the mutual use and accomodation of public utilities desiring to use same. All or any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on those easement strips, and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, adding to or removing all or part of its respective system, without the necessity of at any time procuring the permission of anyone. However, not more than one (1) row of above ground poles may be placed on any one easement strip, such one row of poles to serve for both telephone and electric lines.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, house-trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no house trailer shall be kept or allowed on any lot at any time and no completed or partially completed structure of any type shall be moved on to any lot and used as a residence, either temporarily or permanently.

9. The architectural control committee is composed of Harry S. Jenkins, Jr., Ella Jenkins, and Allan Hamilton. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members of the committee shall have full authority to designate a successor. Neither the members of the committee nor its designated successors or representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its power and duties.

10. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representatives fail to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale or rent or signs used by a builder or developer to advertise the property during the constructing or sales period.

12. No animals, livestock, poultry, or stock of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained on any lot for any commercial purposes.

13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the disposal or storage of such material shall be kept in a clean and sanitary condition.

14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations of between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded corner from the intersection of the street property lines extended. The same sight lines limitations shall apply to any lot within ten (10) feet from the intersection of a street property line with the edge of driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

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JUN 21 2016




Shelley Costen  
CO. CLERK BELL CO.

15. Enforcement shall be legal proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

16. Violation or failure to comply with the foregoing restrictions, covenants and conditions shall in no way affect the validity of any mortgage, loan or bona fide lien, which may in good faith then be existing upon the above mentioned property or any lot therein.

17. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED this 29th day of April, 1972.

ATTEST:  
  
Harry S. Jenkins  
Harry S. Jenkins, Secretary

OAKRIDGE DEVELOPMENT CORPORATION

By Harry S. Jenkins, Jr.  
Harry S. Jenkins, Jr., President

PIAT BOOK 2  
Page 153

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JUN 21 2016

109



Shelley Coston  
CLERK, BELL CO., TX



STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Harry W. Jenkins, Jr., president of OAKRIDGE DEVELOPMENT CORPORATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of April, 1972.

Arthur L. Fowler  
Notary Public, Bell County, Texas



STATE OF TEXAS

COUNTY OF BELL

IN THE COMMISSIONERS' COURT

OF BELL COUNTY, TEXAS

ORDER

The attached and foregoing dedication of OAKRIDGE TERRACE, SECTION NO. 3, subdivision in Bell County, Texas, was presented to the Commissioners' Court in Bell County, Texas, and having been examined and considered by the said Court, the said dedication and the plat of said subdivision attached to and made a part of said dedication is hereby approved save and except the roads thereon which were not accepted as county roads, and subject to this exception, plat was ordered filed in the deed and plat records of Bell County, Texas.

SIGNED AND ENTERED this 29th day of April, 1972.

H. Harris

County Judge, Bell County, Texas

See Plat Book 2

Page 153 for Plat.

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JUN 21 2016



Amelia Costen  
CO. CLERK, BELL CO., TX

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That we, LUIS M. MORTON, JR. and MARI MORTON, being the owners of the following described property:

Being an easement out of and a part of a tract of land conveyed to Luis M. Morton, Jr. et ux, by Monte R. Fuller, et al, as described in a deed recorded in Vol. 1001, Page 916, Deed Records of Bell County, Texas;

BEGINNING at the northeast corner of the above described tract, said corner being the most northwest corner of the Oakridge Terrace Section #3 Subdivision to Bell County, Texas;

THENCE along the west line of the said subdivision, being the center-line of Lakeview Drive, S. 73° 39' 29" E., 1323.36 feet to a point;

THENCE S. 20° 13' 49" E., 31.12 feet to a point;

THENCE N. 73° 39' 29" W., 1349.91 feet to a point in the south margin of Oakridge Boulevard;

THENCE N. 34° 06' 20" E., 26.25 feet with the south margin of Oakridge Boulevard to the place of beginning, containing 0.767 acres of land;

have caused the above portion of the land to be surveyed and we do declare that this road as above described by metes and bounds is hereby dedicated to the general public, and these lands are hereby dedicated to the general public forever, to be so used as a public road.

EXECUTED this 2nd day of May, 1972.

Witness my hand and seal of office this 2nd day of May, 1972, at the City of Bell, Texas.

*Luis M. Morton, Jr.*  
Luis M. Morton, Jr.

*Mari Morton*  
Mari Morton

SUBSCRIBED AND SWORN to before me by the said LUIS M. MORTON, JR. and MARI MORTON, on this 2nd day of May, 1972, to certify which witness my hand and seal of office.

Witness my hand and seal of office this 2nd day of May, 1972, at the City of Bell, Texas.

*Shirley J. [Signature]*  
Notary Public, Bell County, Texas



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JUN 21 2016

*Shirley Costan*  
CO. CLERK BELL CO., TX

FIELD NOTES for a tract of land in Bell County, Texas for Harry S. Jenkins out of and a part of the C. F. W. Bailey Survey, Abstract No. 1021, and the land herein described is a part of that certain tract described as 65.4 acres in a deed from Tom Simmons to Harry S. Jenkins said deed being of record in Vol. 936, Page 444, Deed Records of Bell County, Texas.

BEGINNING at a point in the south line of Valley Oaks Drive an iron pipe therein for the most northerly northeast corner of this.

THENCE S 32° 16' 10" W. , 114.93 feet to an iron pipe.

THENCE S. 31° 29' 45" E. , 371.31 feet to an iron pipe.

THENCE S. 42° 25' 24" E. , 411.29 feet to an iron pipe.

THENCE S. 42° 17' 24" E. , 1649.86 feet to an iron pipe for the most easterly southeast corner of this.

THENCE S. 69° 14' 58" W. , 628.51 feet to an iron pipe in the south line of Maplewood Drive.

THENCE S 69° 41' 47" W. , 423.38 feet along the south margin of Maplewood Drive to an iron pipe for the most southerly corner of this.

THENCE N. 20° 13' 49" W , 379.65 feet to an iron pipe for an ell corner of this, said iron pipe being in the centerline of Lakeview Drive.

THENCE N. 73° 39' 29" W. , 1323.36 feet along the centerline of Lakeview Drive to an iron pipe for the most southerly southwest corner of this, said iron pipe being in the east margin of Oakridge Boulevard.

THENCE N. 34° 06' 20" E. , 132.90 feet along the east margin of Oakridge Boulevard to the beginning of a curve to the left.

THENCE with the said curve R= 301.71 feet and L= 274.76 feet to the end of the said curve.

THENCE N. 18° 05' 18" W. , 727.78 feet along the east margin of Oakridge Boulevard to an iron pipe and the the beginning of a curve to the right.

THENCE along the said curve to the right R= 902.61 feet and L=287.81 feet to the end of the said curve and the beginning of a curve to the right.

THENCE along the said curve to the right R= 12.38 feet and L= 20.95 feet to a point for the end of the said curve, said point being in the south margin of Valley Oaks Drive.

THENCE S 82° 55' 13" E. , 303.35 feet along the south margin of Valley Oaks Drive to an iron pipe and the beginning of a curve to the left.

THENCE with the said curve to the left R= 453.38 feet and L= 414.56 feet to the end of the said curve and the beginning of a curve to the right.

THENCE with the said curve to the right R= 245.818 feet and L= 333.46 feet to the end of the said curve.

THENCE S. 57° 35' 11" E. , 345.17 feet along the south line of Valley Oaks Drive to the place of beginning, containing 65.4 acres of land.

(certificate attached)

CARREL WILLIAMS, REGISTERED PUBLIC SURVEYOR NO. 149

GALE E. MITCHELL, REGISTERED PUBLIC SURVEYOR NO. 1602

CERTIFIED COPY DOCUMENT ATTACHED IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE

JUN 21 2016




Shelley Costin  
CO. CLERK, BELL CO., TX

STATE OF TEXAS 0  
COUNTY OF BELL 0

KNOW ALL MEN BY THESE PRESENTS,  
that I, Roy L. Dunlap, Registered Professional  
Engineer, do hereby certify that I did cause to  
be surveyed on the ground the above described

tract and to the best of my knowledge and belief the said description is true and  
correct.

IN WITNESS THEREOF, my hand and seal, this the 18th day of April, A. D.  
1972.

  
Registered Professional Engineer



Plat Book 2  
Page 153

FILED FOR RECORD THIS THE 9 DAY OF MAY, 1972 AT 930 A M.

MRS. RUBY MCKEE, COUNTY CLERK  
BELL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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JUN 21 2016



Phyllis Costen  
CO. CLERK BELL CO. TX

Heather Ables Deputy Clerk

June 28, 2016

To Whom It May Concern:

We are disgusted that the old Oakridge golf course is to be divided into 50 home sites. To squeeze that many homes into such a small acreage is terrible. All this is telling us is that the city is more concerned about potential property revenue than addressing issues and concerns that already exist in this area. This area has been annexed for years but absolutely no improvements have been made to bring it up to city code.


The water system is antiquated, falling apart, and already taxed to its limits. Water pressure is always an issue in the Oakridge subdivision. With the addition of Quail Ridge and now this new housing site the water pressure and overload on the entire system makes it even more deplorable.

There is no viable sewer system. What type will the new homes have? Septic systems with leach fields are illegal and Aerator systems don't work properly, plus they are so smelly.

Rubbish collection has declined due to the size of the area it already services. I am sure with all the new home sites already going into the area plus the addition of the one in Oakridge, we will certainly see changes. Will service and costs remain the same? We have already seen illegal dumping in the area. With the addition of so many homes, this will only get worse.

Harker Heights has always been a desirable area to live and work, especially for families. Our schools, commuting areas, public parks, and low crime are natural attractions. We are quickly losing this quality with such staggering growth. We have already seen a huge climb in traffic congestion, crowding in classroom size and activities, unsafe travel areas for public foot traffic (especially children), police and fire department extended response time (and very limited coverage), plus over-populated parks and play areas. Why wasn't the Oakridge golf course purchase by the city and turned into a public park with hiking trails, or a substation area for police and fire? The only law enforcement out in the subdivision is an occasional daily drive-thru. An emergency call to police requires a 10 to 15 minute response time.

The addition of 50 homes will overburden the area with traffic congestion, speeders, unsafe walking/hiking/riding, and potential crime. What will happen to the wildlife in the area? It is already over-populated and compressed. We are seeing more traffic accidents due to the compression, traffic, and increased speeding (which goes uncontrolled). We live in a 25 mph speed limit area and it is observed by very little vehicular traffic. The addition of low speed bumps or traffic rumble strips might be helpful. Because there is such minimal police coverage, speed limits are continually violated. It is dangerous to both wildlife, children, and human foot traffic. The entire



Oakridge area is devoid of natural trails and/or sidewalks. This is disgraceful and very poor planning.

Traffic flow on Oakridge Boulevard is overburdened, excessive, and congested at present. What will be the flow pattern of 50 homes from the Oakridge golf site? Hopefully, it would have at least 3 exits. Even more, would be better.

This is a small, isolated, and relatively quiet community of predominantly custom built homes with high property values. We would like to see it remain that way.

Respectfully,

Michael, Linda and Jessica (Gegris) Rowell  
3602 Oakridge Blvd  
Harker Hights, TX 76548  
(254) 698-4897



## Leonard Mantey

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**From:** Leonard Mantey  
**Sent:** Wednesday, June 29, 2016 11:15 AM  
**To:** Joseph Molis; Courtney Peres  
**Cc:** Calvin Fleming; Eric Moree  
**Subject:** FW: Oakridge Golf Course Development

FYI - ANOTHER LETTER.

**From:** lightburns@aol.com [mailto:lightburns@aol.com]  
**Sent:** Wednesday, June 29, 2016 11:13 AM  
**To:** Leonard Mantey  
**Subject:** Oakridge Golf Course Development

Dear Mr. Mantey,

When we spoke you told me that the old golf course is zoned residential and new houses could be constructed there.

I have some concerns that I would like to have addressed:

1) When it rains the area located at the southwest corner of the golf course drains directly through the middle of my back yard, around my house to the front yard and eventually drains through the drainage culvert under Chinaberry Circle. When the water pipe breaks on Birchwood Circle, which happens every year or so, it also drains into my yard. With new homes requiring septic systems I do not want this draining through my yard!

2) It seems that in Harker Heights new homes are allowed without the thought of increased traffic. I would like this addressed before building is allowed--especially the congestion that this will create at Fuller Lane and Stillhouse Lake Road.

3) Has any one contacted KISD concerning the possible influx on students at Skipsha Elementary, Union Grove Middle School, and Harker Heights High School?

4) Although it is never a consideration of elected officials--there is a lot of wildlife in this area (fox, owls, hawks, squirrels, jack rabbits, deer, etc.). When Tuscan Meadows was built there were many animals killed due to increase traffic. I would like to know who is going to come out and remove the dead animals. Will this be Harker Heights Animal Control?

5) There is a neighborhood covenant for Oakridge Terrace that was executed on April, 29, 1972. It was signed by Judge Harris, a then county judge on this date. It sets forth the requirement for building in our subdivision. To the best of my and my neighbors knowledge, this covenant is still in force and should be followed. It was filed for record on May 9, 1972 at the Bell County Courthouse with an automatic renewal for successive 10 year periods.

Respectfully submitted,

Joyce Burns  
Homeowner  
2100 Chinaberry Circle  
Oakridge Terrace  
Harker Heights, TX  
254-698-6892

August 1, 2016

Harker Heights City Council

ATTN: David Mitchell, City Manager

Dear Sir:

I am writing a letter of concern for the Oakridge Subdivision in Harker Heights and the proposed housing development in that proximity. When I visit with friends who live on Chinaberry Circle, I am very cautious for the deer population in the area. This is their habitat, and I believe it should be left alone, in the current pristine condition for their survival. To allow for yet another housing development, could negatively impact the current residents, both human and animal. I appeal to your knowledge and experience in the Forest Industry, for my concerns.

It is my understanding that there are already issues of drainage in this area; residents have issues with adequate drainage with the current housing areas, and the location-very near to Stillhouse Lake raises even more concerns. I understand that the neighboring subdivisions currently have unoccupied residences which, if a study were completed, could possible bring to light the inadequate drainage and aeration currently required for the existing residences, if they were at capacity.

I am witness to the effects of more housing developments in areas of inadequate drainage. I live two blocks from one of the five hills in Copperas Cove, off Little Street. After developments were built on the higher ground, on the hill, those of us in the lower areas experienced numerous problems with our drainage. Along the streets perpendicular to Little Street, the series of nine streets all show areas on the roadway of sewer line replacement (at the owner's expense), due to the increased impact of the houses and buildings built above us on higher terrain.

I am a retired Army Topographic Analyst, having served twenty-one and a half years, with experience in analyzing terrain and producing flood prediction analysis. I believe there should be a study completed for this area, prior to any further housing expansions, with emphasis on water availability, current residents' concerns, future drainage impact, proximity of Stillhouse Lake, and the deer population. I understand this could be done with your Planning and Development Department, under the GIS (Geographic Information Systems) Coordinator.

For any questions regarding my concerns, you may reach me at (254) 547-6115. Thank you for your consideration.

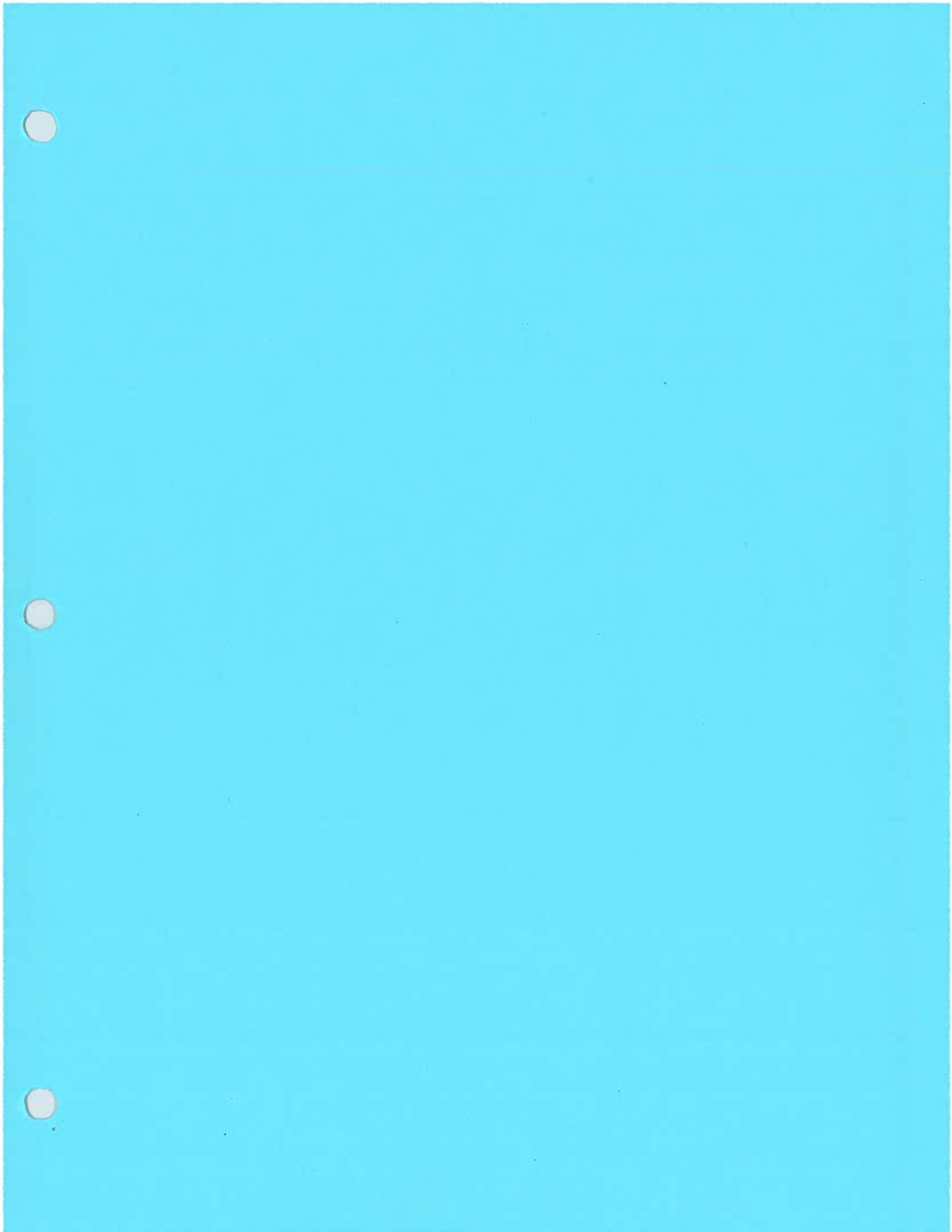
Sincerely,

(signed)

Brenda J. Rivera

1SG, USA (Ret.)





September 28, 2016 P&Z Meeting Planner

1. The time is now 6:30; therefore I call to order the regular meeting of the Harkness Heights Planning and Zoning Commission for September 28, 2016.

**The P&Z consists of volunteers appointed by the City Council. We coordinate with the City Staff; owners, developers and agents; and residents to provide the Council with independent, objective and coordinated evaluations and recommendations of planning and zoning issues in the context of state statutes, local ordinances, and the city's Land Use and Comprehensive Plans. Except for Preliminary Plats, all votes are recommendations and are forwarded to the Council for decision.**

2. The Secretary will please note commissioners present and absent.

*(Please Annotate Each Commissioner Present)*

Darrel Charlton (DC)		Jeff Orlando (JO)	
Neal Wendele (NW1)		David Kingsley (DK)	
Anthony Triola (AT)		Jan Anderson (JA)	
Jeffrey Petzke (JP)		Noel Webster (NW2)	
Michael Schulte (MS)			

- We have a quorum (at least 5 Commissioners present).
  - Please silence all cell phones and electronic devices.
3. The first order of business is Approval of the Minutes from the regular meeting held on August 31, 2016.

*(Please Annotate Initials of Commissioner)*

- Do have a motion? (announce who motioned)
- A second? (announce who seconded motion)
- Any discussion?
- All in favor signify by raising their hands.
- All opposed same sign. (announce who opposed)
- The motion Passes/Fails (*Circle Decision*)

JP  
AT

7 to 0

4. Next is recognition of affidavits for conflict of interest.
  - Mr. Jose Molis for the City.

5. Next is a report of City Council actions from August 9, 2016 regarding recommendations resulting from the September 13, 2016 P&Z meeting.
  - Mr. Joseph Molis for the City.